



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SUET12-00001 Golden Springs Dr. Easement Vacation  
**Application Type:** Easement Vacation  
**CPC Hearing Date:** February 9, 2012  
**Staff Planner:** Justin Bass, 915-541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of Shadow Mountain Drive and South of Silver Springs Drive  
**Legal Description Acreage:** 0.0259-acre  
**Rep District:** 1  
**Existing Use:** Residential  
**Existing Zoning:** R-3 (Residential)  
**Proposed Zoning:** R-3 (Residential)  
  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** This property is not in an Impact Fee Service Area and is not subject to impact fees.  
  
**Property Owner:** Stuart P. Shiloff & Nancy Shiloff  
**Applicant:** Roe Engineering, L.C.  
**Representative:** Roe Engineering, L.C.

**SURROUNDING ZONING AND LAND USE:**

**North:** R-3 (Residential)/ Single Family Residential Development

**South:** R-3 (Residential)/ Single Family Residential Development

**East:** R-3 (Residential)/ Single Family Residential Development

**West:** R-3 (Residential)/ Single Family Residential Development

**THE PLAN FOR EL PASO DESIGNATION:** Residential.

**APPLICATION DESCRIPTION**

The subdivider is proposing to vacate a ten-foot utility easement located within the Shadow Mountain Heights “Replat A” subdivision in order to expand the existing residential home without encroaching upon the easement.

**Development Coordinating Committee**

The Development Coordinating Committee recommends *approval* of the Golden Springs Dr. Easement Vacation, subject to the following conditions and requirements:

**Open Space Advisory Board**

Approved unanimously.

**Planning Division Recommendation**

Approval.

**Engineering and Construction Management – Land Development**

No objections.

**The subdivision is within Flood Zone C -Panel # 480214 0027 D, dated January 03, 1997.**

**EPDOT**

Department of Transportation does not object to the proposed easement vacation.

**El Paso Water Utilities**

1. EPWU does not object to this request

**Water:**

2. There is an existing 8-inch diameter water main extending along Golden Springs Drive that is available for service, the water main is located approximately 7-feet south from the center right-of-way line.

**Sewer:**

3. There is an existing 8-inch diameter sanitary sewer main extending along Golden Springs Drive that is available for service, the sanitary sewer main is located approximately 5-feet north from the center right-of-way line.

**General:**

4. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**PSB - Stormwater**

No comments received.

**Parks and Recreation Department**

We have reviewed **Golden Springs Dr. - Easement Vacation** survey map and offer “No” objections to this proposed easement vacation request.

**Texas Gas Service**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

El Paso Electric Company has no objections to the proposed vacation at 433 Golden Springs as shown on the survey done by Roe Engineering of subject property dated January 3, 2012.

**Sun Metro**

Sun Metro does not oppose to this request.

**911 District**

No comments received.

**Fire Department**

No comments received.

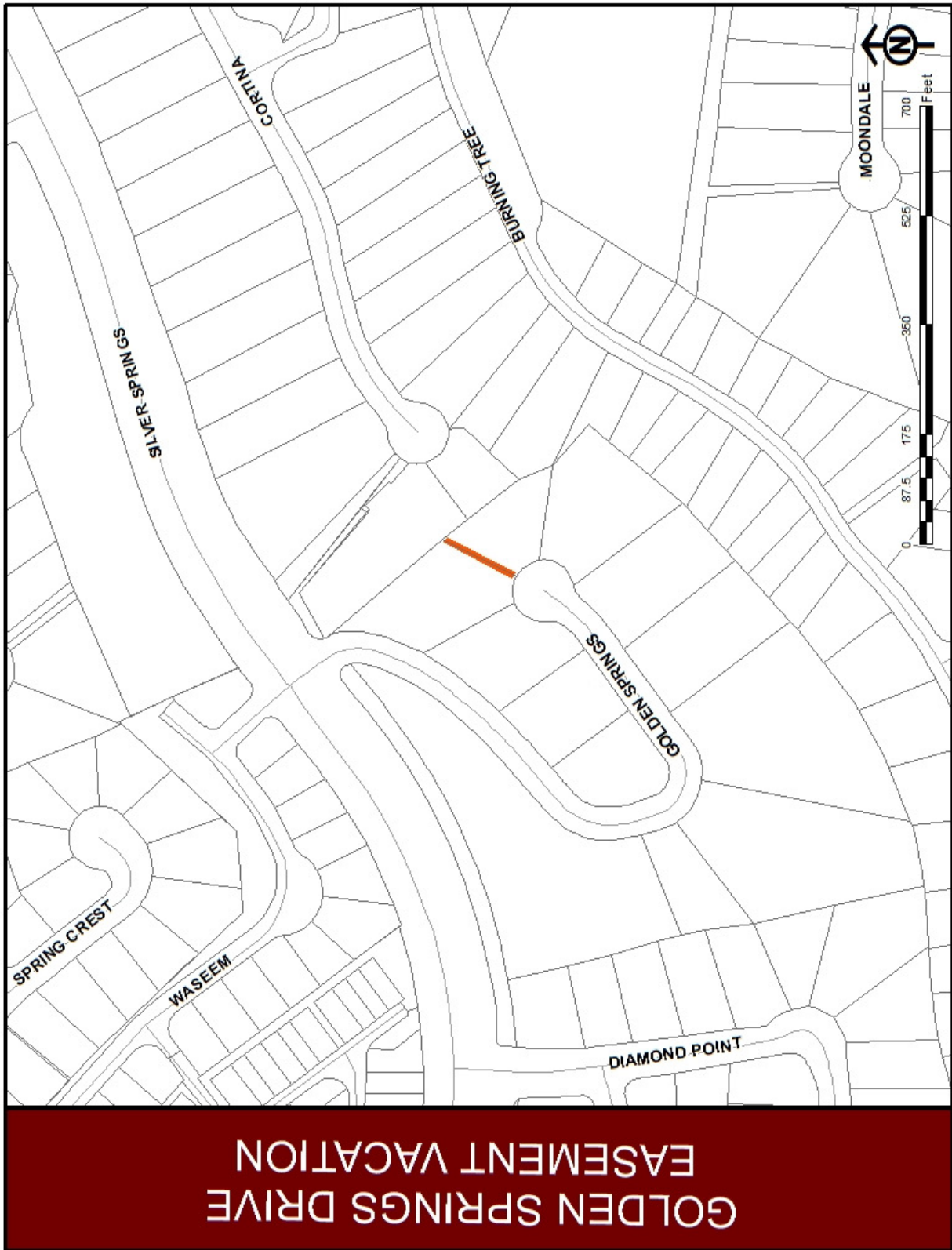
**El Paso Independent School District**

No comments received.

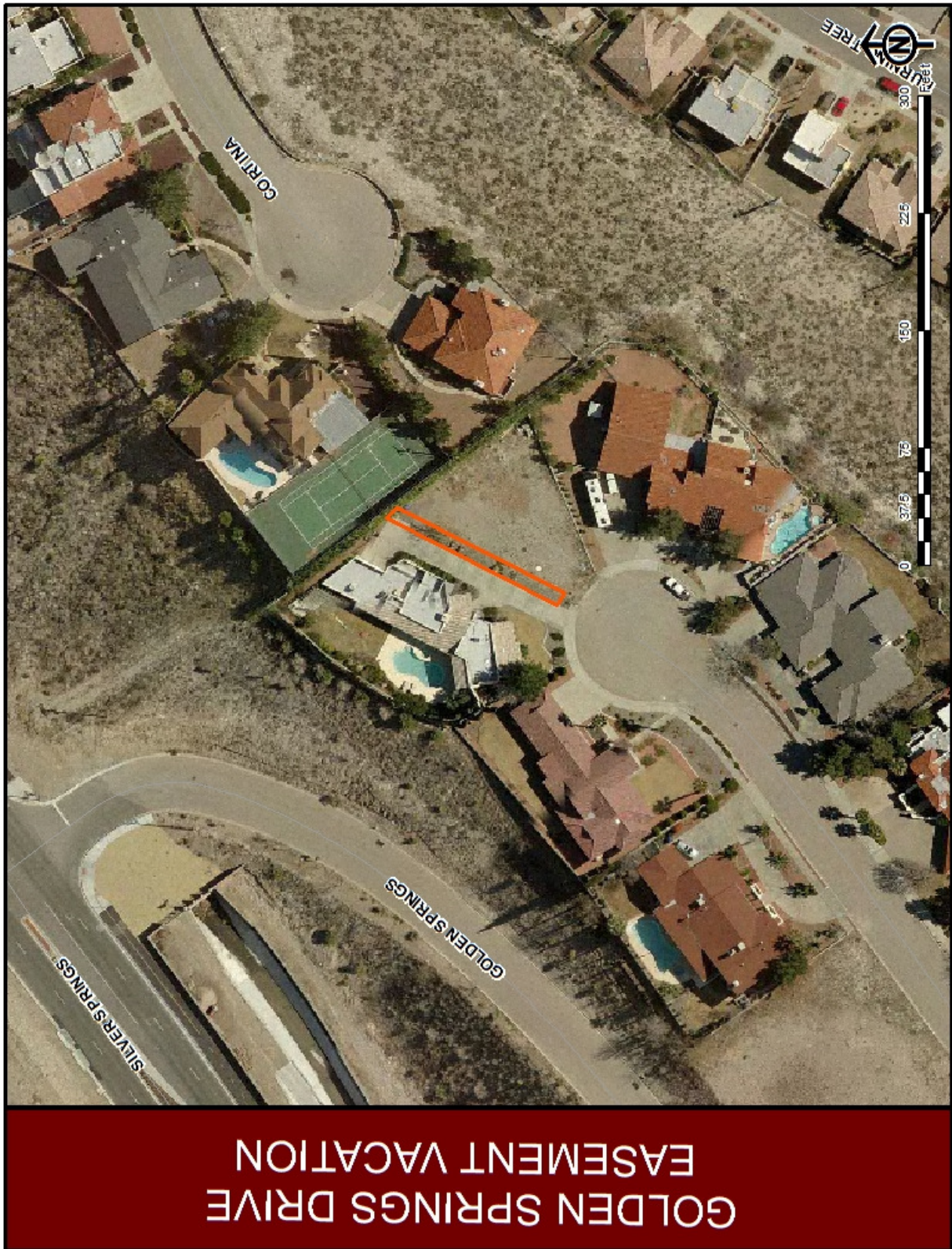
**Attachments**

1. Location map
2. Aerial map
3. Survey
4. Application

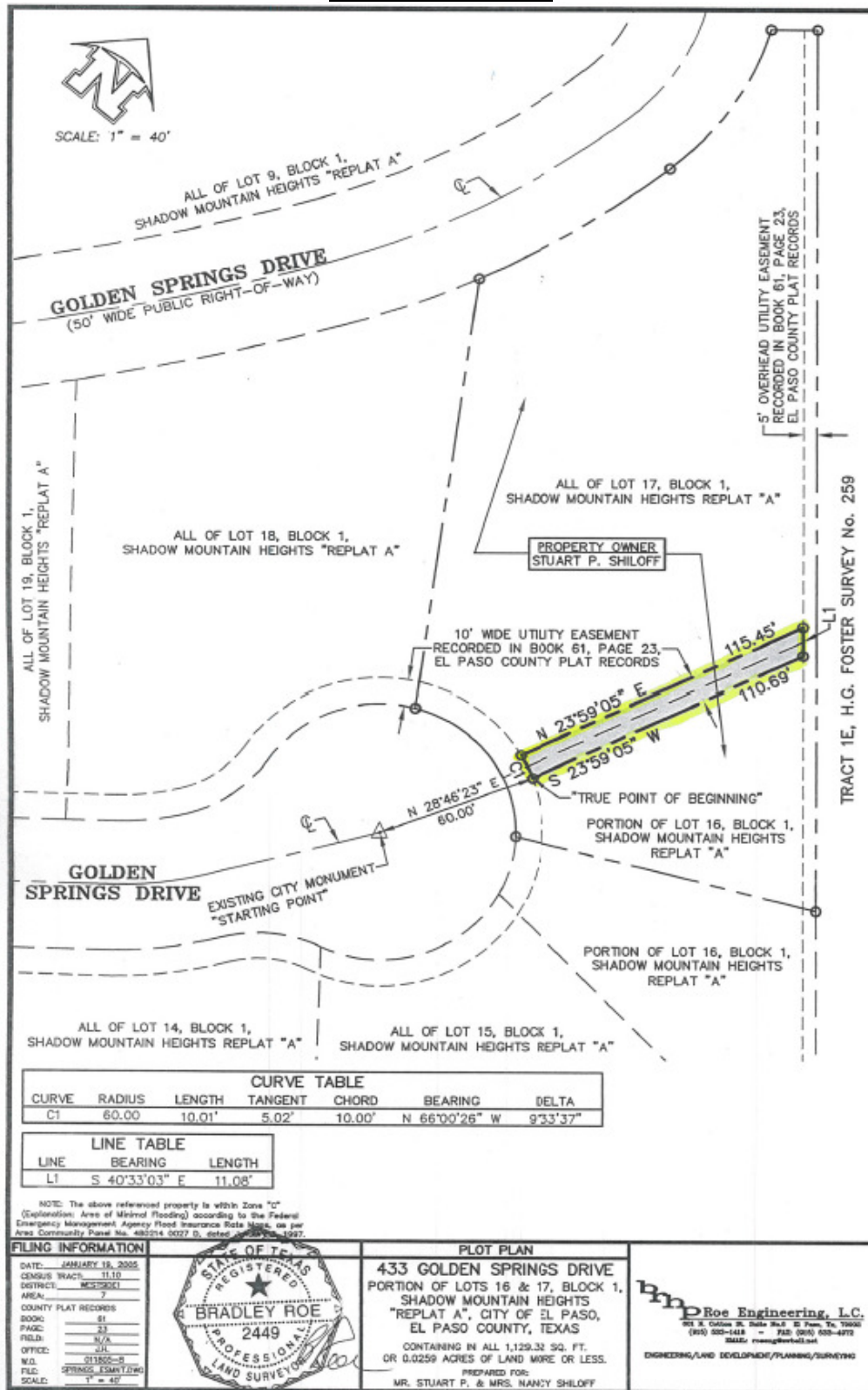
ATTACHMENT 1



ATTACHMENT 2



# ATTACHMENT 3



## ATTACHMENT 4



CITY OF EL PASO, TEXAS  
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: January 2012

File No. SUET12-00001

1. APPLICANTS NAME Stuart Philip Shiloff and Nancy R. Spitz  
ADDRESS 433 Golden Springs ZIP CODE 79925 TELEPHONE 915-204-4444
2. Request is hereby made to vacate the following: (check one)  
Street ☐ Alley ☐ Easement ☒ Other ☐  
Street Name(s) "Replat A" Shadow Mountain  
Subdivision Name Estates  
Abutting Blocks 1 Abutting Lots 16 and 17
3. Reason for vacation request: Owners want to expand existing house and build over the easement.
4. Surface Improvements located in subject property to be vacated:  
None ☒ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:  
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:  
Yards ☐ Parking ☐ Expand Building Area ☒ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):  
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
	Lot 17 and a portion of Lot 16, Block 1, Replat A Shadow Mountain Estates	915-204-4444

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION  
FEE: \$966.00

OWNER SIGNATURE:

REPRESENTATIVE: \_\_\_\_\_

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**